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Provincial Planning Office
Department of Municipal Affairs

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DEPARTMENT OF MUNICIPAL AFFAIRS

GOVERNMENT OF THE PROVINCE OF ALBERTA



REPLY TO:

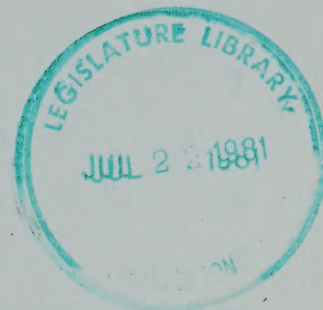
PROVINCIAL PLANNING DIRECTOR
MUNICIPAL AFFAIRS BUILDING
10363 - 108 STREET
EDMONTON, ALBERTA

REFER TO FILE No.

YOUR FILE No.

May 5, 1967

The Chairman
Board of Administrators
New Town of Whitecourt
Whitecourt, Alberta



Dear Sir:

We are pleased to present to your Board the general plan document containing such written and graphic material as we have deemed necessary to provide in order to interpret and illustrate our studies, findings and recommendations.

It is our earnest hope that this document will assist your Board and yourself in providing long range guidance for the orderly and economic development of the Town of Whitecourt.

Yours truly,

(for) Mark B. Stagg
Provincial Planning Director

BP:sh

OUTLINE PLAN: WHITECOURT

(Long Range Planning Proposals)

CONTENTS	PAGE
PREFACE	1
LOCATION	3
HISTORICAL BACKGROUND	4
LAND AVAILABILITY	5
REVIEW OF ECONOMY	8
(a) Occupational Structure	10
(b) Industrial	13
(c) Trading Area	17
POPULATION	18
(a) Present Trend	20
(b) Effects of New Pulpmill	20
CALCULATION OF LAND REQUIRED FOR DEVELOPMENT	22
(a) Residential	22
(b) Commercial	27
(c) Industrial	28
(d) Public and Semi-Public	29
(e) Parks and Recreation and Other Uses	33

MAY, 1967

PREFACE

This report is the result of the request of the Board of Administrators of the Town of Whitecourt to this office for the preparation of a generalized outline plan of Whitecourt. The main objective of such an outline plan is to briefly analyze the existing functional relationship of the various land uses against the population of the town and suggest a broad outline proposal as to how the existing land uses could best be utilized within a certain length of time. Needless to say such a study requires extensive physical, social, economic and engineering investigations regarding the site, utilities and services. The scope of this study has been limited to the analysis of the spatial relationship of the various land uses and the calculations of future school and hospital requirements. Other engineering aspects have been left to the discretion of the Town who, if they wish, can assign this work to the Engineering Consultants. Some of the new access routes which have been proposed in the outline plan are tentative which need to be aligned after proper investigations of site conditions, contour and gradient. The proposals of land uses are based on the expectation that the proposed pulpmill will be located in Whitecourt and its size and employment capacity will be similar to what has been assumed in this report. In view of the lack of clear indication about the location of the pulpmill in the town, it has been felt desirable to phase the development in order of priorities. This will eliminate the chance of developing more land than is needed for the size of the community.

It is our earnest hope that this report will assist the Council in providing long range guidance for the orderly and economic development of the Town of Whitecourt.

Provincial Planning Director

May, , 1967



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LOCATION:

Located 110 miles north-west of Edmonton at the confluence of the Athabasca and McLeod Rivers, Whitecourt has the most exciting potential of any town in Western Canada. Hemmed in the beautiful surroundings, Whitecourt is rich in forest and mineral resources awaiting future development. Recent growth in the business volume has ensured the town's existence and forecasts its future emergence as one of the major centres in Alberta. Situated on Highway No. 43, Whitecourt provides an excellent night stop-over for the tourists travelling to Alaska. It is connected to Edmonton through a branch line of the Canadian National Railway.

The present boundary of the town covers N $\frac{1}{2}$ Section 19 and Sections 29, 30, 31 and 32, Township 59, Range 11 - W5 and N $\frac{1}{2}$ of Section 24 and Sections 25, 26, 34, 35, 36, Township 59, Range 12, W5 Meridian.

LAND AVAILABILITY:

Physiographically, the areas around the Town of Whitecourt present a wide variety of topographic features. The original village of Whitecourt is situated on the flood plains of the rivers McLeod and Athabasca which is lower than the peneplaned surfaces surrounding the valley. As is usual to flood plains, there are a series of river terraces gradually sloping upwards from the bank of the river in a west to east direction till they finally converge on the plateau where the new areas of the town are located. Naturally, the land adjoining the rivers is subject to the accession and recession of flood water due to the rise and fall of the level of water occasioned by the choking of ice further downstream. Such a feature is quite common in areas where the rivers are fed by ice-laden waters because of the sudden increase or decrease in the volume of water. Part of the south, west and north-west land area surrounding the original settlement of Whitecourt and located on the first river terrace is subject to submergence and flooding. The overspill drains off in the direction of the slope. The preliminary survey report of Whitecourt by the Provincial Planning Office in 1957 sums up as follows: "The plain is scarred by the former river meanders and ox-bow-lakes which have been silted in, but which, as they are lower spots, are natural points of accumulation for surface runoff. Most of the existing built up area lies along one of these meanders.¹

"As a result of the hamlet's location on the flood plain and along a former meander, two serious situations occur: (a) flooding from river during the spring break-up, (b) an accumulation of moisture each

¹ Report on the Preliminary Survey of Whitecourt, Town and Rural Planning Branch, April 11, 1957.

year from surface run-off. The most recent flood occurred in 1954 when practically the whole hamlet was inundated.² Although this does not occur every year, the threat exists each spring, with the attendant possibility of disaster or severe destruction. Protection from flooding due to inadequate drainage is less spectacular though a more persistent problem. The lowest point is in the central portion of the old town which is a residential area, and most surface run-off accumulates here throughout the year. Proper drainage of the site could be a difficult operation due to lack of natural drainage and the nature of the soil (clay and silt) and the sub soil (heavy gravel base)".

Since the submission of this report, a few changes have taken place which have a direct bearing on the future planning of this town. These are:

- (a) Development of a new area of the town on the hill one-half mile south-east of the present built up area in the south-west quarter of section 25.
- (b) Oil and gas strikes in the areas around Whitecourt.
- (c) Proposed pulpmill.
- (d) Proposed water resources dam on river McLeod upstream. The diversion of the water through a dam to develop the recreational potential of Chiplake could result in the reduction in the discharge of water to the point near Whitecourt and a reduction in the possibility of flooding.
- (e) Proposed bridge across Athabasca by the proposed pulpmill owner to connect the mill site with the lumbering areas on the north of the Athabasca River.

² Report on the Preliminary Survey of Whitecourt, Town and Rural Planning Branch, April 11, 1957.

A recent investigation of the area by the Provincial Planning Office has revealed the following facts:

- (a) The original town area has little scope for expansion due to the nature of the ground and poor surface drainage although the danger of flood is expected to be reduced in future due to the dam being constructed upstream on the river McLeod.
- (b) The area of the town on the hill will expand in size and dimension.
- (c) It is likely that a large area comprising townships 31 and 32 could be included in the developed area of the town.
- (d) There will be greater demand for residential and industrial areas around the hill area of the town.
- (e) The feasibility of linking the hill area of the town with the proposed pulpmill site is to be ascertained by survey and inspection.
- (f) The drainage problem in the original townsite needs resolving. The pumping plant is located down south in the old town and the lagoon is close to the Athabasca River on the north. It has to be decided whether a new pumping house is to be located in the new development or the existing one expanded.
- (g) Adjacent to the original townsite and the hill areas of the town is vacant land possibly fit for development. This area is located mainly in the presently developed areas of the town. This site could be used in the last phase of the residential development when all other residential land proposed in the outline plan is occupied.

REVIEW OF ECONOMY:

Whitecourt is fortunate in having diversified economic activities in and around the area. Original settlers were attracted because Whitecourt could provide excellent opportunities for primary activities such as agriculture, lumbering, trapping and hunting. These activities were limited in their need for technical and industrial skills and the people had the opportunity of alternative means to make their living.

It was only in 1918 that the first lumber mill was started and in 1926 another mill was added. The third one was set up in 1957.

Oil and natural gas were discovered in the area in 1956 which brought a new life to the economy of Whitecourt. Whitecourt occupies an enviable position and has promise for a bright future. It is not yet known for certain the extent and size of these oil fields but the prospecting firms pin a great hope for oil in the area.

Already one oil pipe line has been laid out which passes through the outskirts of the town and connects the Simonette field with Edmonton. Thus, Whitecourt serves as the main supply point for the oil fields located a few miles to the north and north-west in the Swan and Virginia Hills. Two gas processing plants and one sulphur plant are already located in the town.

The service industries cover a wide variety of activities, namely bulk-stations, numerous oilfield services, service stations and garages, construction companies, propane distributors, building supplies and utility companies.

Whitecourt is also endowed with rich potentialities for the tourist industry. Among these, fishing, big game hunting, trampolines, bowling alley, pool hall, nine-hole golf course, skiing, skating, hock-

ey, artificial three sheet curling rink, ball parks, are a few which require special mention. Because of the presence of this wide variety of tourist interests, a tourist bureau is in operation in the town and the Government has provided camping grounds nearby. There are also considerable tourist accommodation facilities within the town.

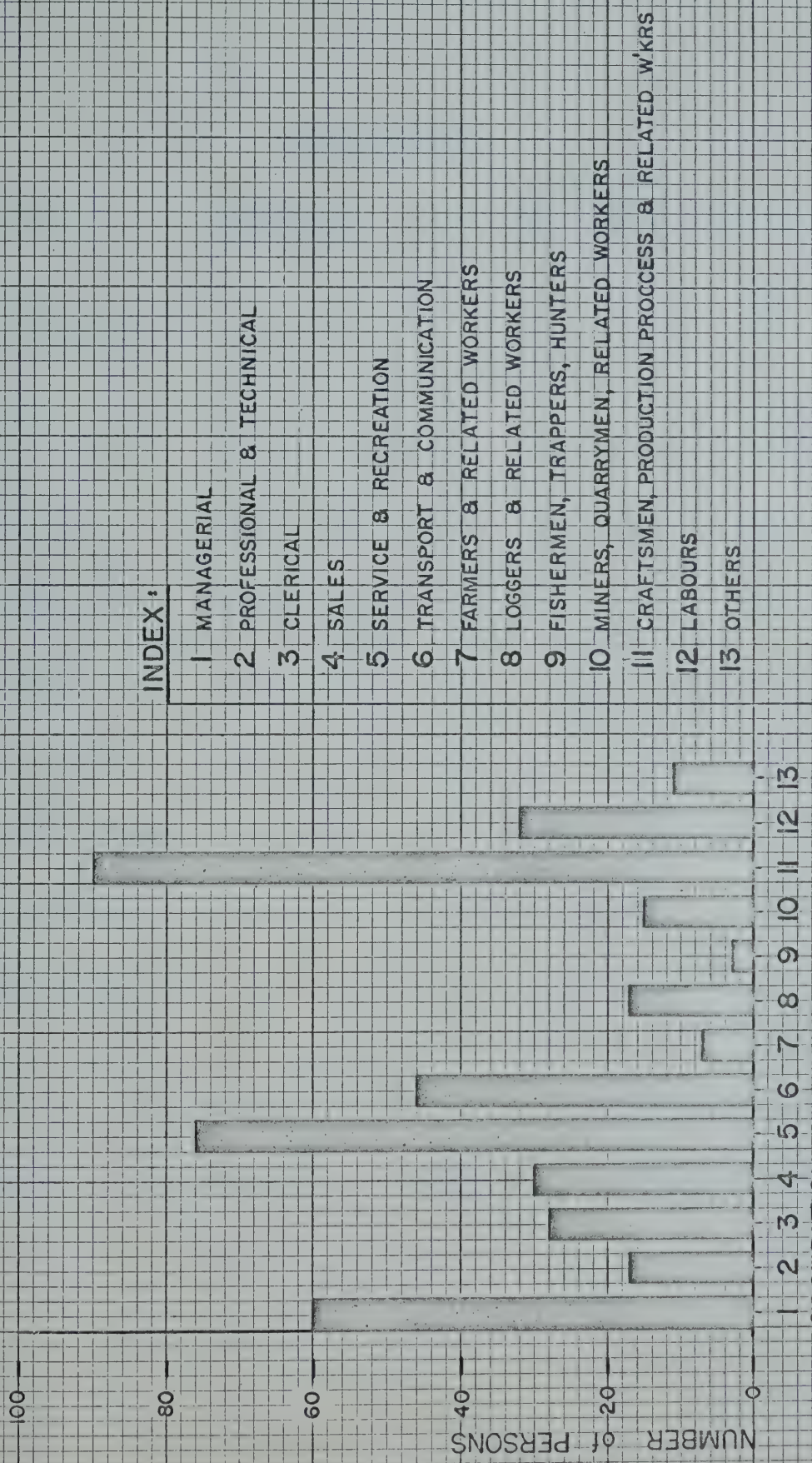
OCCUPATIONAL STRUCTURE:

An important measure of the economic well being of a town is its employment. The town exists and flourishes because it provides employment and services for the growth of the community. Employment opportunities in turn depend upon the natural resources available.

According to the Census of Canada for 1961 there were 432 workers against 1,054 people which amounted to 41 per cent of the total population of the town.

The composition of the working force in different occupations (and by sex) is given on the following page:

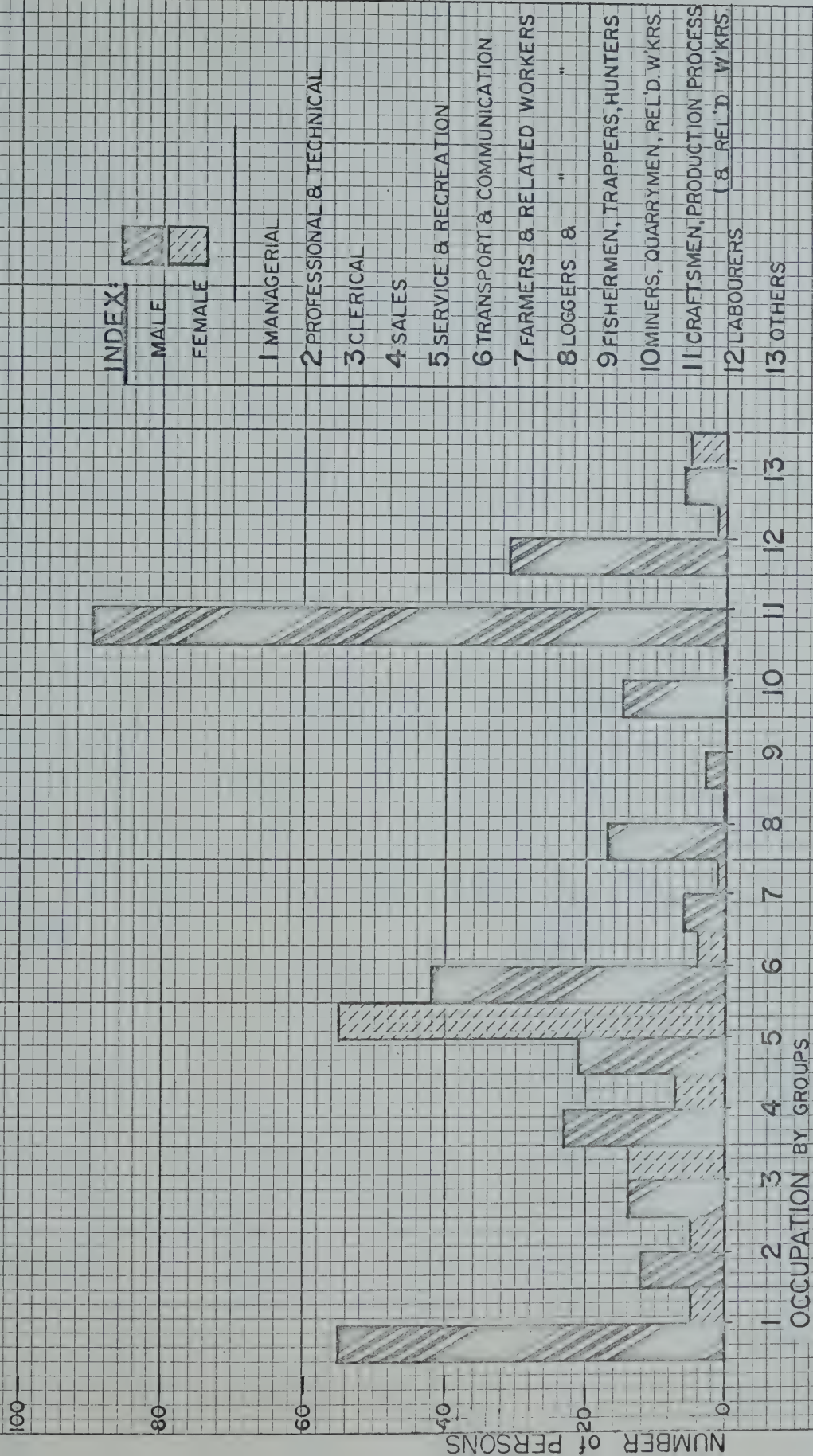
A COMPOSITION OF THE WORKING FORCE IN DIFFERENT OCCUPATIONS



WHITECOURT, 1961

<u>Occupation</u>	<u>Working Force</u>		<u>Total</u>	<u>Percentage of Working Force</u>		<u>Percentage</u>
	<u>Male</u>	<u>Female</u>		<u>Male</u>	<u>Female</u>	
Managerial	55	5	60	16	5	13.88
Professional and Technical	12	5	17	4	5	3.93
Clerical	14	14	28	4	15	6.48
Sales	23	7	30	7	7	6.94
Service and Recreation	21	55	76	6	59	17.59
Transport and Communication	42	4	46	12	4	10.65
Farmers and Related Workers	6	1	7	2	1	1.62
Loggers and Related Workers	17	0	17	5	0	3.93
Fishermen, Trappers & Hunters	3	0	3	1	0	0.69
Miners, Quarrymen, Related Workers	15	0	15	4	0	3.47
Craftsmen, Production Process Related Workers	90	0	90	27	0	20.83
Labourers	31	1	32	9	1	7.40
Others	6	5	11	3	3	2.55
<u>TOTAL</u>			<u>432</u>			<u>100.00</u>

A COMPOSITION OF THE WORKING FORCE IN DIFFERENT OCCUPATIONS & BY SEX .



Comparing the percentage of the working force population of Whitecourt with other towns, it appears that it is higher than most of the other towns in this part of the province. The Working force population of the similar towns is given in the following table:

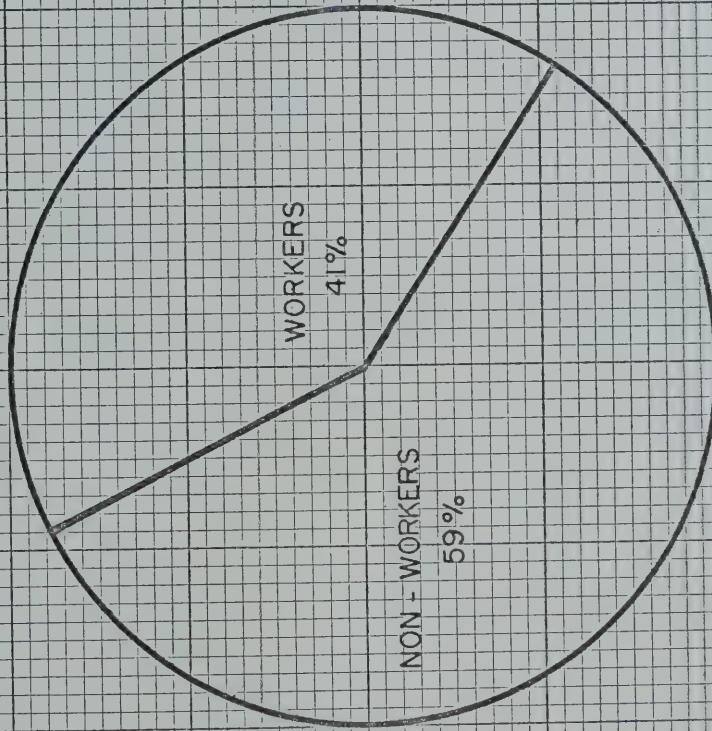
WORKING FORCE - 15 YEARS OF AGE AND OVER BY
OCCUPATION FOR TOWNS ABOVE 1,000 POPULATION AND OVER, 1961

<u>Name of Town</u>	<u>Working Force</u>	<u>Total Population</u>	<u>Percentage of Total Population</u>
Edson	1,174	3,198	36%
Hinton	1,317	3,529	37%
Whitecourt	432	1,054	41%
Census Division 14	6,716	19,282	34%

The centres of Hinton and Whitecourt have a higher proportion of the population in labour force than for Census Division 14. This may be due to the sudden inflow of industrial activities, mainly oil and pulp in the year 1961 when this census was taken. Such an analogy is true in view of the slow but steady growth of population during the years 1961 - 1966.

PERCENTAGE DISTRIBUTION OF POPULATION

(age 15yrs. & over)



WORKING FORCE

41%

INDUSTRIAL:

The total land under industrial uses is at present about 132.50 acres which includes both manufacturing and service industries. There are in all 57 such industries in Whitecourt and their classification is categorized as follows:

<u>Classification</u>	<u>Number of Industries</u>
Food & Beverages	1
Wood & Wooden Products including Saw Mill	22
Chemicals & Allied Products	2
Metal & Metal Products	3
Transport	12
Oil & Oil Products	6
Construction	9
Services	2
<u>TOTAL</u>	<u>57¹</u>

¹ Town Office, Whitecourt.

WOOD AND PULP:

It is quite clear from the above table that the wood pulp and allied industries are the most important industries contributing roughly about 40 percent of the total number of industries. In terms of labour too, this group of industries employ quite a good percentage of the labour force. The Western Construction and Lumber Co. Ltd. alone employs 29 workers which shows the importance of this industry in the economy of Whitecourt.

Wood and pulp is expected to contribute more to the economy of Whitecourt with the establishment of the proposed pulpmill by McMillan Blowden Pulpmill. According to an estimate, this proposed mill would employ 600 workers which in terms of population would mean an additional 2,400 people. It will provide employment to other service industries especially trucking, trapping and small engineering industries.

OIL AND OIL PRODUCTS:

Oil and oil industries which were instrumental in boosting up the economy and labour market of Whitecourt in 1961 have more or less stabilized now. No new major oil or gas activity other than those which are existing at present can be predicted during the plan period. Enquiries have shown that the personnel living in Whitecourt operate the following facilities and oil and gas fields in the area.

1. Carson Creek North and Judy Creek South Oil Fields.
2. Carson Creek Gas Fields and Gas Plants.
3. Pan American Gas Processing Plant at Windfall.
4. Propane and Butane Boarding facility on leased C. N. R. property which is under construction and thereafter no near term expansion is foreseen.

The only expansion programme which has been indicated by the Pan American Petroleum Corporation is limited to a pending new gas plant in the Fox Creek area.

Oil industries are prorated to market demand and have capacity for increased production if markets become available. The information which is available from various sources does not lead to a prediction of a major expansion in this sector of industry in Whitecourt, though it gives reason to visualize a very stable economy in the plan period.

CHEMICALS AND ALLIED PRODUCTS:

The only important company which is registered under the above group is Texas Gulf Sulphur Co. and employ three persons. The activity of this company is confined to marketing and not manufacturing. There is no likely demand for future land so far as this industry is concerned.

METAL AND METAL PRODUCTS:

There were three registered factories under this group in 1966. The operations involved are small and their activities are confined to the supply of small tools and instruments required by the wood and pulp industries in Whitecourt.

FOOD AND BEVERAGES:

Only one bakery industry has been operating under this heading which is catering for the need of the present population. It is likely that there will be some expansion of this industry when the population grows during the plan period.

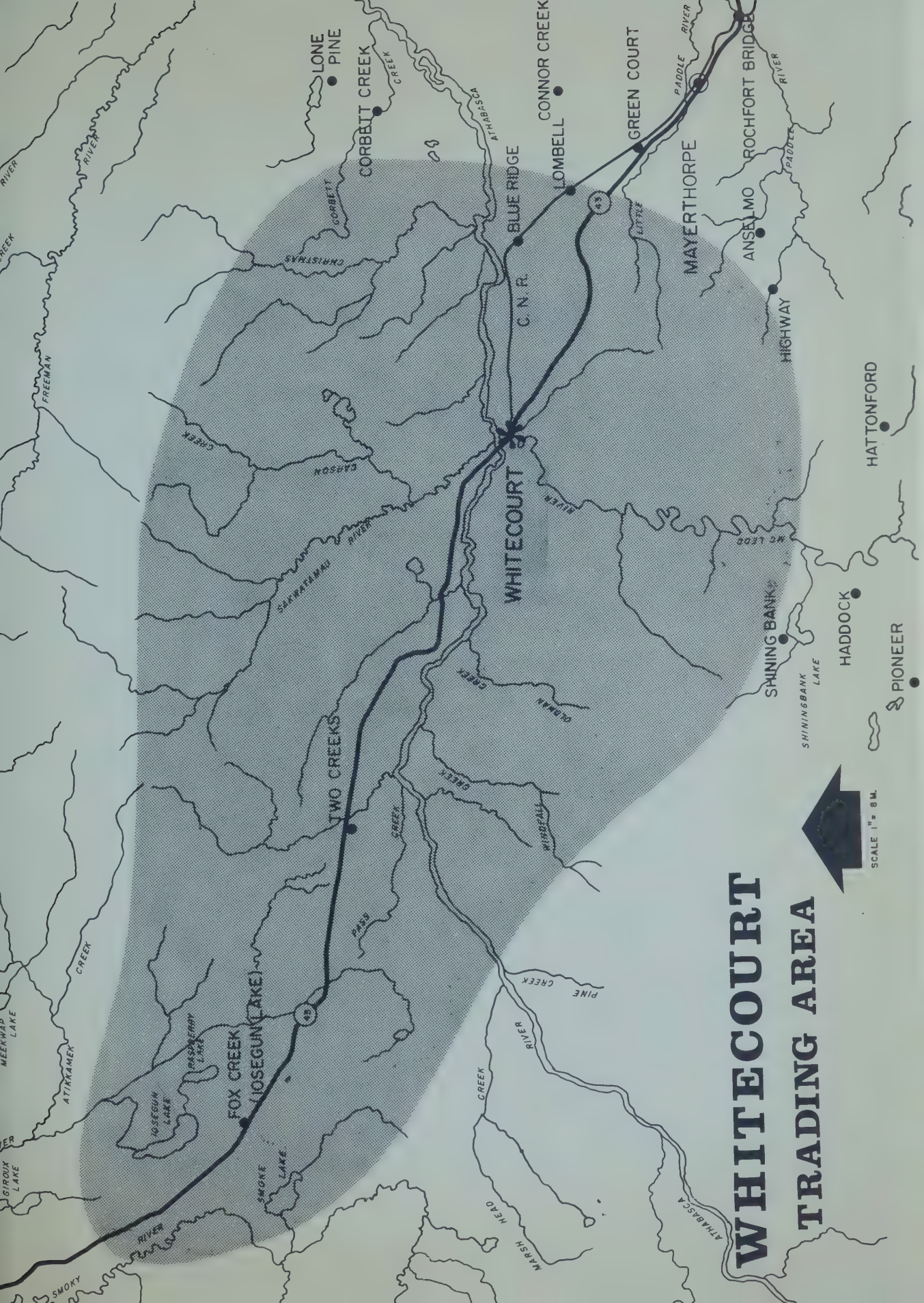
SERVICE INDUSTRIES:

Whitecourt will have a sizeable increase in the service industries upon the completion of the proposed pulp mill. Among the service industries, construction and trucking will receive the maximum growth and it is expected that there will be greater demand for space in this particular group of activities. The utilities such as gas and electricity will also need expansion. There will be need for expansion in the existing water supply and sewage plants in the town.

TRADING AREA:

The trading area of Whitecourt roughly extends to 50 miles on the north, 30 miles on the west, 22 miles on the south and 15 miles on the east.¹ There were in all 92 commercial and industrial units in Whitecourt in 1961 of which 41 were retail, 16 wholesale and the rest, 35, were either warehouses or small service industries. The predominance of retail shops is due to the agricultural base of the trading area from which the farmers frequently visit the town for the exchange of goods. Situated on the highway and the rail and rivers, Whitecourt provides easily accessible marketing facilities to the people living around this town. The Town of Whitecourt's only competitor in providing similar services within a considerable distance is the Town of Mayerthorpe.

¹ Survey of Whitecourt, Industrial Development Branch, Department of Industry and Development, 1963.



WHITECOURT TRADING AREA

SCALE 1" = 8 M.

POPULATION:

Whitecourt had a population of 2,248 persons in 1966.¹ There have been ups and downs in the growth of population during the period 1951 - 1966 but in the year 1965 the population recorded an increase of roughly 266.2 percent over the 1951 population.

The growth of population from 1951 - 1966 is given in the following table:

<u>Year</u>	<u>Population</u>	<u>Increase or Decrease</u>	<u>P. C. Increase or Decrease</u>
1951	397	-	-
1956	687	+290	73.05
1961	1,054	+367	51.96
1962			
1963			
1964			
1965			
1966	2,248	+1,114	113.28
(1951 - 1966)		+1,851	466.24

During the period 1951 - 1965, the maximum growth was recorded in the year 1962, an increase of 1,207 persons in a single year, more than doubling the population. This sudden increase of population is explained as a result of the inflow of workers to the area who were attracted because of the booming oil and gas activities. The surplus farm population of the region which resulted from the introduction of new labour saving farm machines found employment in new industries in

¹ Dominion Bureau of Statistics, Preliminary Estimates, 1966

This boom continued through 1962 and 1963 but in 1964 there was a considerable exodus of oil workers and also of some persons who had come to Whitecourt on the speculation of a pulp mill development. The 1964 population, therefore, showed a decline of 76 persons. Again in 1965 the population registered a slight growth which reflects the general strengthening and growth of Whitecourt. Building activity which dropped to a record low of 45 new houses in 1963 has increased to 61 in 1965 proving that Whitecourt does have the stability and resources for continuous growth. It is expected that the trend established in 1965 will continue to be maintained in the future. This forecast is based on the assumption that the industrial activities in Whitecourt will experience further growth especially due to the location of pulp mill and other allied industries in the town.

POPULATION PROJECTION:

(a) Present Trend:

The average annual rate of increase in population during 1956 - 1966 was 156 persons, roughly 22.7 percent. On the basis of the annual rate of growth, the population around 1981 would reach 5,830 persons.

The population projection on the basis of the average annual growth rate has been estimated from the following:

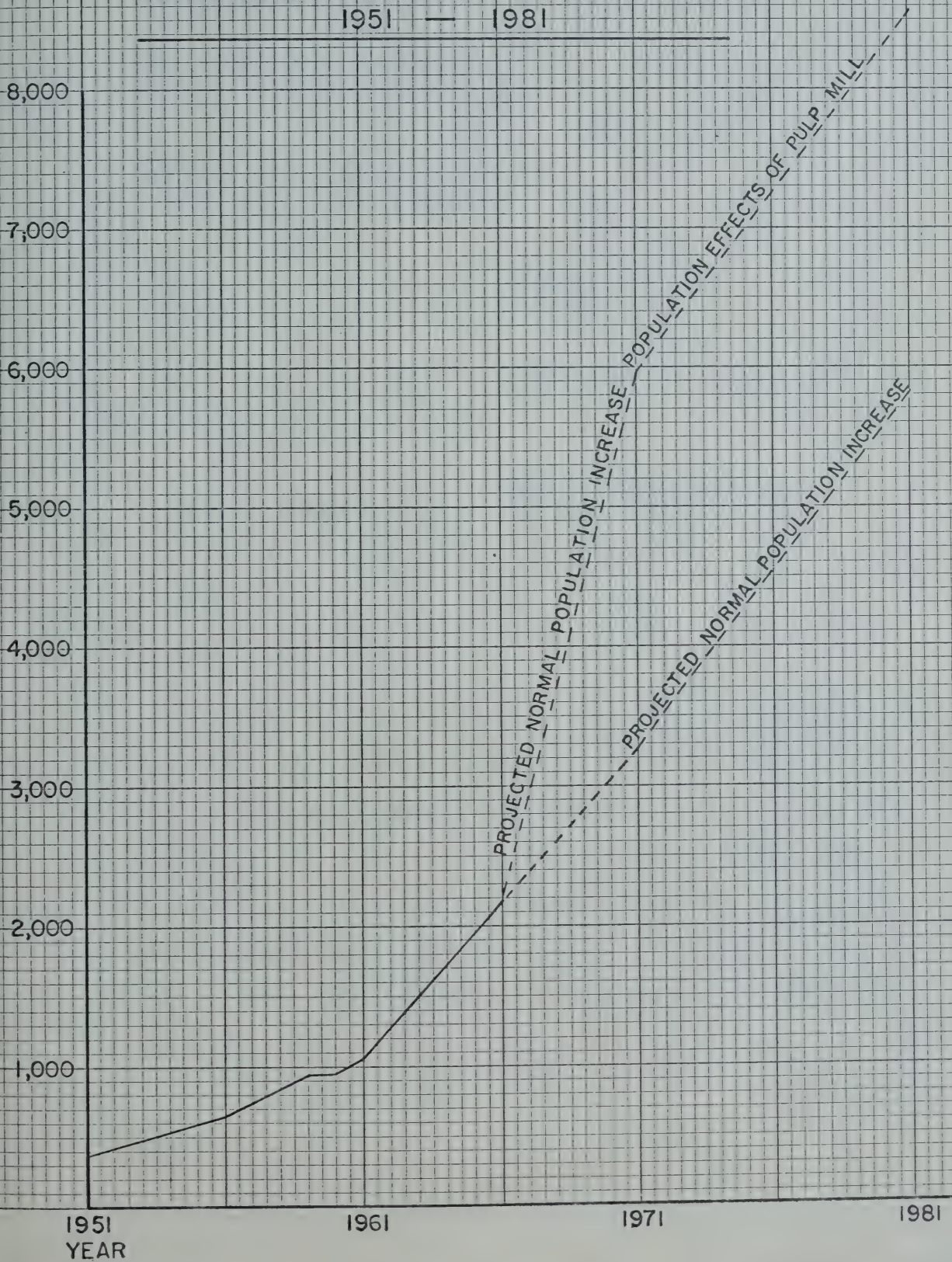
<u>Year</u>	<u>Mean Annual Growth</u>
1956	687
1961	1,054
1966	2,248
1971	3,235
1981	5,830

(b) Effects of New Pulpmill:

The above projection of population is not complete as it has not taken into consideration the likely employment potential of the proposed pulpmill which is expected to start operation during the period 1966 - 1971. Such a large scale industrial activity is bound to generate some influence which might result in an influx of workers in a way similar to that which happened in 1961 at the height of oil activities. The employment potential in the proposed pulp-mill has been calculated as follows:

WHITECOURT

POPULATION TRENDS & FORECAST
1951 — 1981



No. of Permanant Staff Employed ¹	600
Assuming an average family size of four persons the total population by 1971 would be	2,400
No. of service workers calculated at two persons for every 15 workers	80
Assuming an average family size of four persons the total population under service employment category would be	320
<u>TOTAL</u>	<u>2,720</u>

Based on the above considerations the population of Whitecourt by 1981 has been projected as follows:

<u>Year</u>	<u>Normal Increase</u>	<u>Normal Increase plus the Effects of Pulpmill</u>
1966	2,248	2,248
1971	3,235	5,955
1981	5,830	8,550

According to the projection made by the Department of Industries, Government of Alberta, the population for Whitecourt around 1975 was estimated at 6,500 which compares closely with the projection made here. The projection here is based on two considerations. Between 1966 - 1971, a faster rate allowing for the normal growth plus the migration due to the proposed pulpmill has been assumed. It is expected that by 1971, the migration will show down and hence the projection beyond 1971 has been worked out on the basis of mean annual average growth rate.

¹ Based on information estimated by the Department of Industry and Development.

CALCULATION OF LAND REQUIRED FOR DEVELOPMENT:

The estimated population at the end of the planning period i.e. 1981 is 8,550.

Based on the average family size of four persons, the total number of families by 1981 would be 2,138.

RESIDENTIAL:

(a) Housing Demand:

On the basis of one dwelling unit for each family, the total dwelling units required would be 2,138. The breakup of the likely demand for single family, duplex, apartment and trailer court residential accommodation has been worked out on the basis of the existing percentages of these residential units in the town. The existing breakup of the types of housing units in Whitecourt is given in the following table:

(b) Housing Supply (1966):

<u>Types</u>	<u>No. of Houses</u>	<u>Units</u>	<u>Percentage</u>
Single family dwellings	405	405	69.71
Multiple family dwellings	5	16	2.75
Apartments	5	50	8.61
Trailers - Trailer Courts	5	110	18.93
		<u>581</u>	<u>100.00</u>

(c) Housing Needs:

(i) Quantitative Housing Shortage:

For a population of 8,550, quantitatively, there is a need for 2,138 units at the rate of one house per family. On the basis of the existing breakup of housing composition, the housing requirements of various types would be:

<u>Types</u>	<u>Total Housing Needs</u>	<u>Existing Percentage</u>	<u>Total Housing Shortage</u>
Single family dwellings	1,490	69.71	1,085
Multiple family dwellings	59	2.75	43
Apartments	184	8.61	134
Trailer Courts (Trailers)	405	18.93	395
<u>Total</u>	<u>2,138</u>	<u>100.00</u>	<u>1,369</u> <u>-175 (Vacant)</u> <u>1,342</u>

(ii) Qualitative Housing Shortage:

Roughly about 35 houses are substandard in the central area which might require replacement.

ANALYSIS OF HOUSING NEEDS (Qualitative)

Year	Population	No. of Families	Single	% Single	Accommodation Units			Trailers	% Trailers
					Duplex	% Duplex	Apartment		
1966	2,241	560	405	69.71	16	2.75	50	110	18.93
1981 (normal growth)	5,955	1,489	1,038	69.71	41	2.75	128	282	18.93
1981 (normal + pulp mill)	8,550	2,138	1,490	69.71	59	2.75	184	405	18.93
Total No. of Occupied Units									
581	175	35	Extra Accommodation Units						
985	-	35	Single	Duplex	Apartment	Trailers	Total		
1,950	-	35	633 +35	25	78	172	943 -170		
			1,085 -175	43	134	395	1,517 -170		
			910 + 35						

DENSITY OF HOUSES:

The net density of residential houses per acre is 3.12 which is lower than the average density in many similar size Alberta towns. Even the density of the single family dwelling per acre is 3.8 which is slightly lower than the average of 4 per acre in similar towns. The extra land requirements for all categories of housing types is given in the table below:

<u>Year</u>	<u>Single</u>	<u>Duplex</u>	<u>Apartment</u>	<u>Trailer</u>	<u>Total</u>
1966	-	-	-	-	-
1981 (normal growth)	167 acres	1 acre	4 acres	15 acres	192 acres
1981 (normal + pulpmill)	236 acres	10 acres	7 acres	33 acres	286 acres

The outline plan provides for approximately 686.16 acres of land which includes 157.09 acres of existing residential use. According to the foregoing analysis of residential land requirements an extra 286 acres of land over and above the existing residential land use is required to meet the housing demand by the end of the planning period. Thus the total residential land requirements for a population of 8,550 would be:

(a) Existing residential use	157.09 acres
(b) Extra land requirements	<u>286.00</u> acres
	434.09 acres

Based on the above calculation, roughly 243.07 acres of residential land in the outline plan would be in excess of the actual require-

ments. Provision of excess land under residential use has been made to make the plan more flexible and adaptable to the local needs. All available land in the town which could possibly be used for residential development has been earmarked for residential use. At the same time, the total residential land has been phased carefully so that the development needs could be met in order of priorities. It is expected that the town will adhere to these priorities carefully so that the best land is used first and so on and so forth. For example, the residential use in the north-east quarter of township 36-59-12-5 has been given the last priority and it is up to the council to see that this residential development should come only when all other residential land in the outline plan has been developed.

COMMERCIAL:

The commercial land in Whitecourt totals roughly about 50.88 acres which includes the retail, wholesale, warehousing and highway commercial. While the retail and warehousing occupied 6.2 acres, the highway commercial comprise 44.68 acres.

HIGH DENSITY COMMERCIAL:

The present net commercial density for 1,000 people is 2.7 acres which is lower than the standard of 3.1 acres per 1,000 used by a number of North American cities having less than 5,000 population. This low density may be explained as a result of the partial use of the highway commercial by the residents for their day to day needs. It is interesting to mention here that there is no retail trade shop in the residential subdivisions uphill although it provides housing facilities to a good number of people.

HIGHWAY COMMERCIAL:

The present net density per 1,000 people under highway commercial use in Whitecourt works out to be 20 acres which is really a very high figure. Some of the parcels designated as highway commercial are still vacant and it appears that there is sufficient space for this use at least for the planning period. An area of 143.5 acres have been earmarked under highway commercial use in the outline plan.

INDUSTRIAL LAND USE:

The total land under industrial use in 1966 was 133 acres which gives an overall density of 59 acres for 1,000 population. This is quite a low industrial density as compared to 5.7 acres per thousand used by Bartholomew for similar towns in the United States.¹ This gross low density is explained by the predominance of extensive type of industries in Whitecourt such as wood and pulp, which require a large amount of storage space. It is interesting to note here that the proposed wood and pulpmill has already an option on the whole of quarter sections 31, 32, township 59, range 11, W5 and all that portion of quarters 5 and 6 which lies south of the Athabasca River in the same township, range and meridian. This excludes areas north of the Athabasca River which the proposed mill would be using as areas of lumber. This shows how extensive the operation of the wood and pulpmill is. Naturally, the gross density would be less because a large percentage of the land is used for storage during off season periods.

The allocation of industrial land in the existing outline plan has been made as under:

1. Low Density Industrial	265.21 acres
2. Proposed Pulpmill	2,015.60 acres
3. High Density Industrial	<u>585.56 acres</u>
Total	2,866.37 acres

¹ Provincial Planning Board, Report on the Town of Fort McMurray, May, 1964, Page 29.

PUBLIC AND SEMI-PUBLIC USES:

Among these are included such public and semi-public uses which directly or indirectly help in the administration and provide public services to the community. It has been anticipated that when the town will grow to its size, it will need to perform some additional public function for which extra space would be required. An allocation of 128.90 acres have been made for this use in the outline plan.

EDUCATION:

Present provision of educational facilities in Whitecourt is as follows:

<u>Name of School</u>	<u>Grades</u>	<u>Classrooms</u>	<u>Enrolment</u>	<u>Maximum Seating Capacity</u>
Whitecourt Central School	1 - 12	14	386	350
Hilltop Elementary School	-	6	156	150
Proposed Extension		5	-	125
Whitecourt Separate School	1 - 8	4	98	100
<u>TOTAL</u>		<u>29</u>	<u>640</u>	<u>725</u>

Source: Town Office, Whitecourt

It is estimated that approximately 30 percent of the additional population of 6,302 will be of school age.¹ Therefore, additional school facilities for 2,100 pupils will be necessary. The distribution of these 2,100 pupils into various school grades would be as follows:

<u>Grades</u>	<u>Percent</u>	<u>Pupils</u>
Elementary	60	1,260
Junior High	24	504
Senior High	<u>16</u>	<u>336</u>
	100	2,100

Assuming a maximum number of pupils per classroom of 30² or less, there will be need for 42 classrooms for elementary, 17 classrooms for junior high and 11 classrooms for senior high school. Since there would be an excess of 3 classrooms i.e. 85 pupils in 1966 due to the

¹ Provincial Planning Board, Report on Town of Fort McMurray, May, 1964, Page 29.

² D. L. Makale, General Plan, Cardston, 1965, Page 36.

proposed extension in Hilltop Elementary School, the actual demand for future elementary classrooms would be 39. This may be summarized in the table below:

<u>Classroom</u>	<u>Demand</u>
Elementary	39
Junior High	17
Senior High	<u>11</u>
Total	67

Thus for the ultimate population of Whitecourt, the school requirements would be as follows:

Elementary	4
Junior High	2
Senior High	<u>1</u>
Total	7

The existing percentage of pupils in the separate school is approximately 15 percent. Based on the above percentage it is estimated that there will be about 189 pupils in elementary, 75 pupils in junior high and 50 pupils in senior high requiring separate schools. This will justify the need for an additional elementary (1 - 6) and one junior and senior high (7 - 12) under a separate system. Thus the future requirements of schools would be as follows:

<u>Type</u>	<u>Public</u>	<u>Separate*</u>	<u>Total</u>
Elementary (1 - 6)	3	1	4
Junior High (7 - 12) Combined	2	1	3
<u>TOTAL</u>			<u>7</u>

* Provision of Separate School is tentative and could be changed to Public if the demand for Separate School does not exist.

Based on the standard of five acres for the first 100 pupils and one acre for each subsequent 100 as prescribed by the School Board, the requirements of land would be 20 acres. The total enrolment at present is 640 pupils but the maximum capacity is for 725 pupils which means another 85 pupils may be accommodated in the existing schools. This might bring the requirements of land for additional population to 25.00 acres.

Thus the school land requirements for the ultimate population of Whitecourt would be:

Existing allocation	7.50 acres
Additional allocation	25.00 acres
Ultimate allocation	32.50 acres

HOSPITAL:

At present, there is one General Hospital with a capacity of 34 beds and a nurses residence which is adequate for a population of 5,000 according to the Hospital Division. Thus for an additional population of 3,550 during the plan period, the extra space required will be four acres to cater for 20 beds and five nurse's residence.

Thus the space requirement under hospital would be:

Existing allocation	7.39 acres
Additional allocation (over 5,000)	4.00 acres
Ultimate allocation	11.39 acres

PARKS AND RECREATION AND OTHER PUBLIC USES:

The present area under parks, recreation and other public uses is approximately about 78.97 acres. This is quite adequate for the present population. Based on the National Recreational Association standard of 10 acres for each 1,000 persons, the requirements of space under the above use for the population of 8,550 in 1981 would be about 85.00 acres. Under the regulations of The Planning Act, a minimum of 10 percent of areas of new development should be for community reserves. If this standard is to be adopted in Whitecourt by 1981 it would require approximately 791 acres for parks and recreational use.

Adequate provision has been made for the development of recreational activities in the proposed outline plan. The development of the area near the present location of the landing strip for recreational use depends upon the future relocation of the airport site. It is expected that for the size of a town like Whitecourt, the provision of a well planned airport is quite essential and the town should negotiate with the transport and aviation authorities to ascertain their views on this matter. In case the present landing strip site is removed, the same could be used for recreational use.

PRESENT LAND USE IN WHITECOURT

<u>Use</u>	<u>Acres</u>	<u>Percentage of Total</u>	<u>Total Built Up Area</u>	<u>Percentage of Built Up Area</u>
1. <u>Residential</u>		2.41	157.09	14.55
(a) Occupied	106.41			
(b) Trailer Courts	25.75			
(c) Vacant				
Residential	<u>24.93</u>			
Total				
Residential	157.09			
2. <u>Commercial</u>		0.78	50.88	4.71
(a) High Density	6.20			
(b) Highway				
Commercial	<u>44.68</u>			
Total				
Commercial	50.88			
3. <u>Industrial</u>	132.50	2.03	132.50	12.27
4. <u>Educational</u>	7.51	0.10	7.51	0.69
5. <u>Medical</u>	7.04	0.10	7.04	0.69
6. <u>Parks, Recreation and Other Uses</u>	78.97	0.58	78.97	7.31
7. <u>Utilities & Services</u>	34.19	0.52	34.19	3.16
8. <u>Circulation</u>	609.70	9.36	609.70	56.45
9. <u>Vacant</u>	5,191.52	83.42	5,191.52	
<u>TOTAL</u>	<u>6,269.40</u>	<u>100.00</u>	<u>1,077.88</u>	<u>100.00</u>

PROPOSED LAND USE

<u>USE</u>	<u>AREA IN ACRES</u>	<u>PERCENTAGE</u>
1. RESIDENTIAL		8.67
(a) RA - Residential (one family)	406.48	
(b) RB - Residential (one family)	37.67	
(c) RC - Residential (multi-family)	108.20	
(d) RD - Residential (multi-family)	133.81	
Total Residential	686.16	
2. COMMERCIAL		2.21
(a) Low density - Commercial	143.57	
(b) High density - Commercial	31.73	
Total Commercial	175.30	
3. INDUSTRIAL		36.21
(a) Low density - Industrial	265.21	
(b) High density - Industrial	585.56	
(c) Proposed Pulpmill	2,015.60	
Total Industrial	2,866.37	
4. PUBLIC & SEMI-PUBLIC	128.90	1.63
5. PARKS & RECREATION	504.56	8.39
6. URBAN RENEWAL	21.11	0.27
7. AGRICULTURAL, NATURAL RESOURCES	3,389.79	42.62
<u>TOTAL</u>	<u>7,772.19</u>	<u>100.00</u>

